

How to Choose a GOOD INSPECTION COMPANY

IS AN INSPECTION NECESSARY?

You have the right to request an inspection of any property you are thinking of purchasing by a professional inspector of your choice. You should always exercise your option to have the physical condition of the property and its inclusions inspected. Many of the more severe and expensive problems such as mechanical, electrical, structural, and plumbing are not noticeable to the untrained eye. If repairs are needed, negotiate these in your contract offer. A professionally conducted home inspection followed by a written evaluation is becoming standard procedure in home buying because of increased buyer awareness and savvy. The primary purpose of the inspection is to educate the buyer to make an informed purchasing decision. The inspector should allow and even encourage the buyer to attend the home inspection. The buyer's attendance of the inspection should also provide the buyer with an over all idea of possible future repair costs and maintenance routines. This is valuable information, which could increase the life span, and perhaps the future selling price of the home.



ARE INSPECTORS LICENSED?

Since an increasing number of buyers are requesting property inspections, there has been a rapid increase in the number of people entering the inspection field, the State of Michigan does not require licensing of inspectors - choose wisely or ask your realtor for a referral.

WHAT DOES AN INSPECTION ENTAIL?

A qualified inspector will follow Standards of Practice in conducting their inspection. The inspection consists of a physical inspection of the home with the purchaser present, followed by a written report detailing their findings. They report on the general condition of the home's electrical, heating, & air systems, interior plumbing, roof, visible insulation, walls, ceilings, floors, windows, doors, foundation, and visible structure. The inspection is not designed to criticize every minor problem or defect in the home. No home is perfect. It is intended to report on major damage or serious problems that require repair for the well being of the home & that might require significant expense.

TIME AND FEE GUIDELINES FOR THE INSPECTION

The time necessary to properly inspect a home, as well as the fee charged by an inspector, varies according to market location, the size and age of the home, and the individual inspection company. However, you can expect that it will take an average of two to three hours to competently inspect a typical one-family, three-bedroom home, with an average cost of \$100 to \$300.

QUESTIONS TO ASK YOUR HOME INSPECTOR

1. What are your qualifications? Are you a member of the American Association of Home Inspectors?
2. How many inspections of properties such as this do you do each year?
3. Do you have a list of past clients I can contact?
4. Do you carry professional errors and omission insurance? May I have a copy of the policy?
5. Do you provide any guarantees of your work?
6. What specifically will the inspection cover?
7. What type of report will I receive after the inspection?
8. How long will the inspection take and how long will it take to receive the report?
9. How much will the inspection cost?